



A rare double fronted freehold townhouse, low built over only three floors

**Drayton Gardens, London, SW10**

Offers in excess of £3,300,000 Freehold





### About

This is a charming freehold house providing rare and valuable accommodation that is not only wide, but is arranged over only three floors.

With three bedrooms, an office/bedroom 4 and three bathrooms, over the upper floors, the reception space is versatile with a particularly notable studio room on the top floor.

Presented in good order throughout and benefiting from a wonderful sense of natural light, this is a house that will appeal to buyers seeking a regular home or a larger pied a terre.

Additional benefits include an internal garage and private patio garden.

### Location

Drayton Gardens is a highly regarded and renowned residential address, running north from the Fulham Road and convenient for all the local amenities associated with the 'beach' enclave.

A location recognised as a prime destination in Chelsea, but with close accessibility to South Kensington too, this is an ideal home to provide the quintessential lifestyle benefits of living in Prime Central London.

Kings Road and Sloane Square are nearby; local transport connections are available at South Kensington or Gloucester Road underground stations too.



### Tenure

Freehold

### Local Authority

The Royal Borough of Kensington & Chelsea

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.

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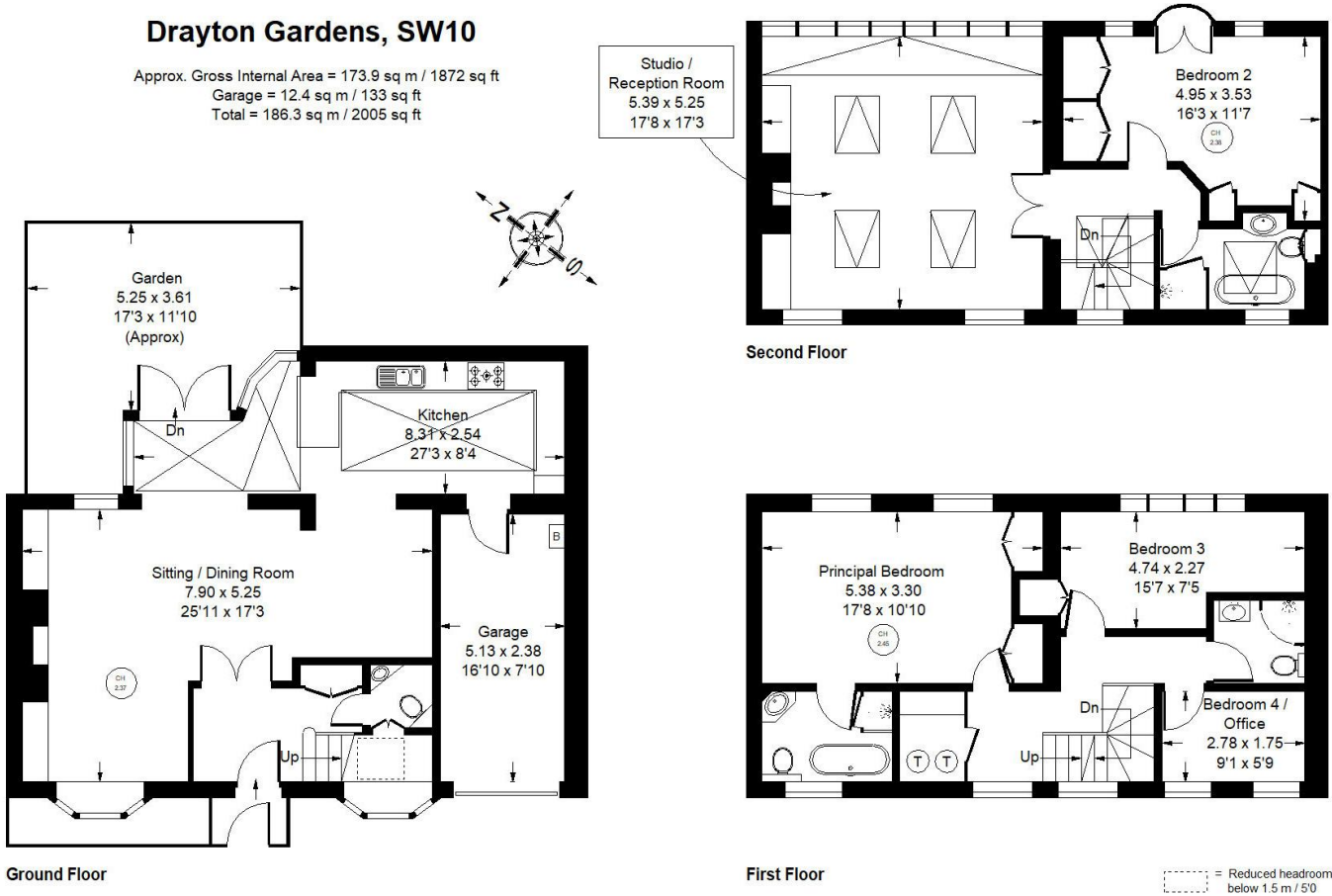




Drayton Gardens, London, SW10  
Gross Internal Area 2005 sq ft, 186.3. m<sup>2</sup>

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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